



# Soaring Eagle Ranch

RANCHESTER, WYOMING



Hunting | Ranching | Fly Fishing | Conservation





LIVE WATER  
PROPERTIES

# SOARING EAGLE RANCH

Ranchester, Wyoming

287 Acres | Listing Price: \$6.2M

Soaring Eagle River Ranch stretches nearly a mile along both sides of the iconic Tongue River, which gracefully winds through this extraordinary property. Just minutes from the historic town of Sheridan, Wyoming, the ranch is nestled at the foothills of the Bighorn Mountains. Spanning approximately 287 deeded acres, the ranch predominantly features irrigated, sub-irrigated, and riparian land located on fertile river bottom. Its irrigated fields—equipped with three new pivot systems, as well as K-line, sprinkler, and flood irrigation methods—yield an impressive 250–300 tons of grass and alfalfa hay annually. This is ideal for generating steady income or providing supplemental feed for livestock.

This stretch of the Tongue River is well-known among locals and fishing guides for hosting sizable brown trout during certain seasons. The lush vegetation and cottonwood-lined riverbank create ideal habitat for whitetail deer, pheasants, turkeys, upland birds, nesting eagles, and other wildlife. Abundant water sources—including freshwater sloughs and wetlands surrounding the southern pivot—offer exceptional opportunities for waterfowl observation and hunting. Access to national forests and hundreds of thousands of acres of public land is just minutes away.

## Contact

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## IMPROVEMENTS

Soaring Eagle Ranch stands out as the quintessential equestrian property, featuring a stunning horse barn that also houses an impressive executive (barndo) home. Additionally, the original homestead cabin and house provide ample living space for guests or extended family. Well-constructed equestrian pens and thoughtfully designed stock working corrals enhance the efficient operation of the ranch.





























## RANCH OPERATION

The owner currently produces nearly 250-300 tons of grass and alfalfa hay annually while leasing grazing land to a neighboring ranch—generating income that offsets most ranch expenses. Additional potential income streams include running a small yearling cattle herd, managing a year-round cow/calf operation, or boarding horses for local equine enthusiasts and polo players.

Nearly all the equipment required to operate the ranch—including tractors, skid steers, implements, ATVs, vehicles, and household furnishings—is included in the sale price. A comprehensive inventory list is available upon request.













## HUNTING AND WILDLIFE

The Tongue River and its surrounding area are renowned for producing trophy-class whitetail deer. These animals are abundant along the river corridor and in the foothills of the Bighorn Mountains, offering exceptional early-season archery and late-season rifle hunting opportunities. Other game includes spring and fall turkeys, as well as fall upland birds such as pheasants, Hungarian partridge, and sharp-tailed grouse. During early winter, both resident and migratory waterfowl—ducks and geese—flock to the fields and abundant water sources throughout the ranch.













## FISHING

Soaring Eagle Ranch boasts outstanding brown trout fishing in late spring and fall, right at your doorstep. The ranch's section of the Tongue River is classified as a Red or Class II fishery, known for quality trout habitat supporting a diverse population of fish in various sizes and age classes. Just under 70 miles north lies the world-renowned Bighorn River tailwater—famous for its trophy trout and world-class fly fishing. Other notable nearby fisheries include the blue-ribbon Tongue River Canyon, Tongue River Reservoir, and Lake DeSmet.





## WATER RIGHTS

Soaring Eagle Ranch boasts exceptional water rights for hay crop production. Three new pivots installed in 2021 irrigate nearly 100 acres, supplemented by more than 40 acres utilizing flood or K-line irrigation. This system yields 250–300 tons of hay annually, whether for personal use or sale. A comprehensive file of water rights—including irrigation rights, well permits, and stock use permits—is available upon request.







## Location

Soaring Eagle Ranch is conveniently situated five miles from downtown Ranchester, WY, 15 miles from Sheridan, WY, and 115 miles from Billings, MT and Logan International Airport. It is also only minutes from the stunning Bighorn National Forest, which offers something for everyone. With breathtaking scenery, a wide range of recreational activities, nearly 192,000 acres of wilderness, and over 1,200 miles of trails to explore, visitors will find endless opportunities for adventure.



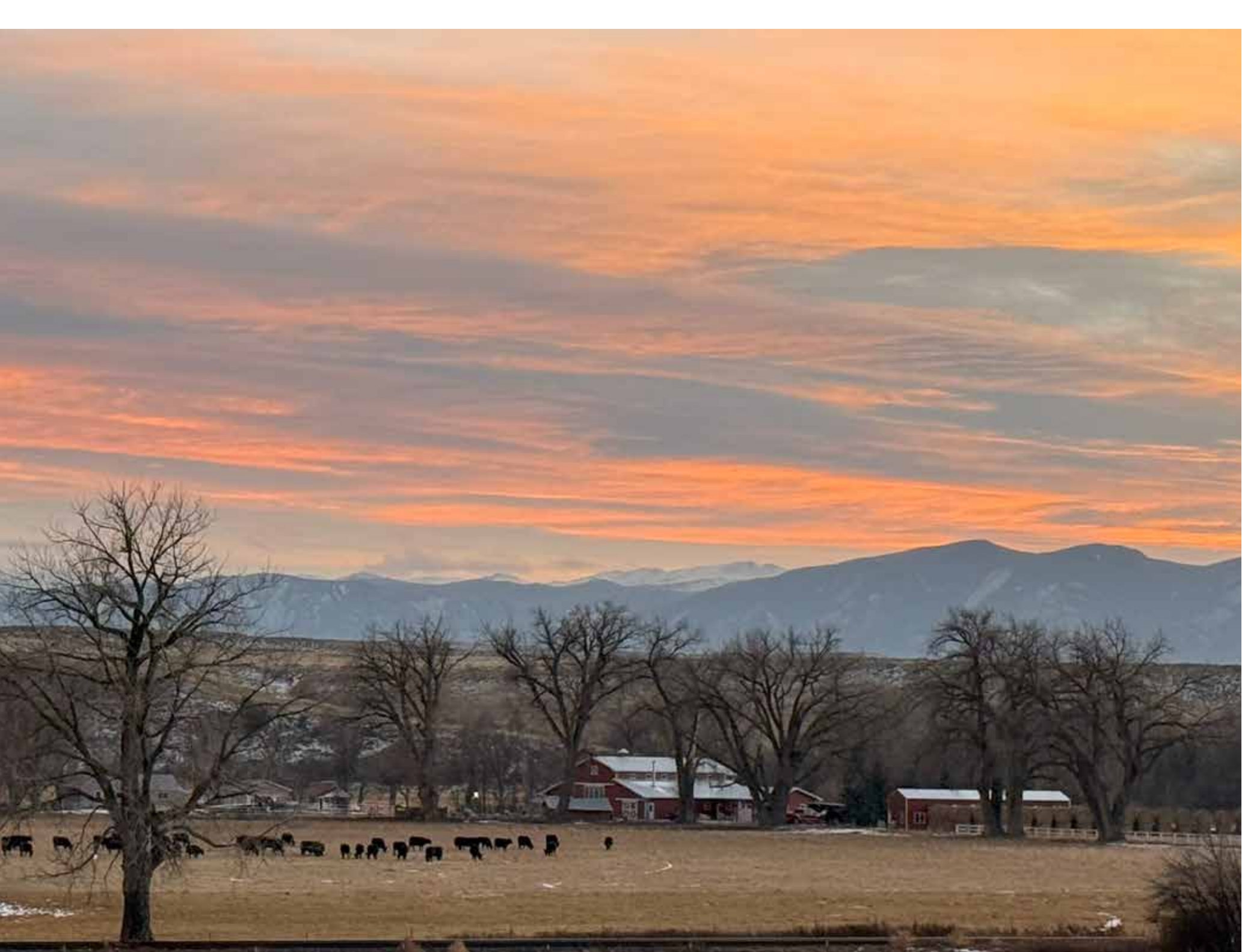
## S U M M A R Y

Soaring Eagle River Ranch is a rare and highly sought-after property located near Sheridan, Wyoming. Stretching nearly a mile along the Tongue River and encompassing approximately 287 acres, the ranch features irrigated and riparian land producing 250–300 tons of grass and alfalfa hay annually—supported by modern irrigation systems. It's also a haven for diverse wildlife, including whitetail deer and numerous bird species, and offers excellent fishing opportunities for brown trout.

Conveniently located near Bighorn National Forest and other public lands, the ranch is a short drive from nearby towns and airports. It features a well-equipped horse barn, multiple residences, and efficient livestock infrastructure. The property currently generates income from hay production and grazing leases, with potential for expansion into cattle or equine operations.

Hunters can enjoy trophy-class deer and game birds, while anglers can take advantage of both on-site and nearby premier fisheries. The ranch also includes substantial water rights, fully documented and available to serious buyers.







# SOARING EAGLE RANCH

±287  
A C R E S

LOCATED IN RANCHESTER, WYOMING

LISTED AT  
\$6.2M

PREMIER RIVERFRONT RANCH WITH HAY PRODUCTION, TROPHY WILDLIFE,  
AND LUXURY EQUESTRIAN LIVING.

## IMPROVEMENTS

- Stunning horse barn with executive barndo-style home
- Original homestead cabin and guest house
- Well-designed equestrian pens and working corrals

## LOCATION

- 15 miles from Sheridan, WY
- Minutes to Bighorn National Forest and public lands
- Easy access to Billings and Logan International Airport





## Soaring Eagle Ranch - Aerial Map

••Maps are for visual aid only, accuracy is not guaranteed.







## Soaring Eagle Ranch - Location Map

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